

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-33

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-11.005 (1) (h) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Hotel, is hereby approved. Said use is granted to **BUCKHEAD AVENUES DEVELOPMENT CO, LLC.** and is to be located at **255, 295, 285, 281, 271 and 265 East Paces Ferry Road and 248, 262, 270, 280, 284 and 292 Buckhead Avenue, N.E.,** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 99, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### TRACT C

ALL THAT TRACT or parcel of land lying and being in Land Lot 99 of the 17<sup>th</sup> District of Fulton County, Georgia, being in the City of Atlanta and being more particularly described as follows:

beginning at a point at the intersection of the north Right-Of-Way of Buckhead Avenue and the eastern Right-Of-Way of Bolling Way; thence N 90°00'00" E along the northern Right-Of-Way of Buckhead Avenue a distance of 275.78' to a Point; thence S 89°59'00" E a distance of 50.00' to a Point; thence N 89°59'39" E a distance of 49.97' to a Point; thence N 89°59'13" E a distance of 41.29' to a Point; thence N 90°00'00" E a distance of 50.00' to a Point; thence N 89°59'39" E a distance of 99.71' to a Point at the western Right-Of-Way of North Fulton Drive; thence N 02°45'09" E along the western Right-Of-Way of North Fulton Drive a distance of 150.87' to a Point; thence N 02°45'09" E a distance of 9.93' to a Point; thence N 02°45'09" E a distance of 127.40' to a Point at the Southern Right-Of-Way of East Paces Ferry Road; thence N 89°33'51" W along the southern Right-Of-Way of East Paces Ferry Road a distance of 70.00' to a Point; thence N 89°33'51" W a distance of 20.00' to a Point; thence N 89°33'51" W a distance of 40.00' to a Point; thence N 88°02'23" W a distance of 100.03' to a Point; thence N 86°32'47" W a distance of 45.30' to a Point; thence N 80°47'53" W a distance of 83.97' to a Point at the eastern Right-Of-Way of Bolling Way; thence S 38°52'32" W along the eastern Right-Of-Way of Bolling Way a distance of 166.41' to a Point; thence S 41°19'18" W a distance of 12.22' to a Point; thence S 40°56'21" W a distance of 98.45' to a Point; thence S 25°30'24" W a distance of 105.65' to a Point at the intersection of the north Right-Of-Way of Buckhead Avenue and the eastern Right-Of-Way of Bolling Way; which is the point of beginning, having an area of 140408.30 square feet, 3.223 acres

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